



Connells

Glazier Drive
Neath Hill Milton Keynes



Property Description

Connells Estate Agents are delighted to present to the market this three bedroom mid terraced home that is located in the popular and sought after area of Neath Hill.

The accommodation includes an entrance hall, cloakroom, lounge, kitchen/ diner, stairs leading to the first floor landing, three bedrooms and a bathroom. Outside there is an enclosed rear garden.

Please see the full range of photographs as well as the floorplan showing an indicative view of room layouts. For further information and to arrange your viewing please call Connells Estate Agents on 01908 674141 or email miltonkeynes@connells.co.uk.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Area

Neath Hill is conveniently located toward the north east side of Central Milton Keynes, offering excellent access into the town centre and all of its amenities - including Centre:MK with its wide range of High Street shops, restaurants and eateries, the Theatre District and the Xscape building. The town centre also has Milton Keynes Central railway station which offers regular and direct links into London Euston with journey times from 33 minutes.

The area is also well served with local schools and public transport links, with regular bus routes available across Milton Keynes and beyond. Main trunk roads such as the A5, A509, A421 and A422 are all within easy reach. Junctions 13 and 14 of the M1 also connect to Milton Keynes.

Local parks are nearby including Campbell Park and Willen Lake, providing fantastic outside space for walks, exercise and recreational activities making this an excellent area for families.

Entrance Hall

Path leading to the front door, porch, laid to lawn.

Cloakroom

Double glazed window to front, W/C, wash hand basin and tiled.

Lounge

Kitchen/ Dining Room

Landing

Bedroom 1

Bedroom 2

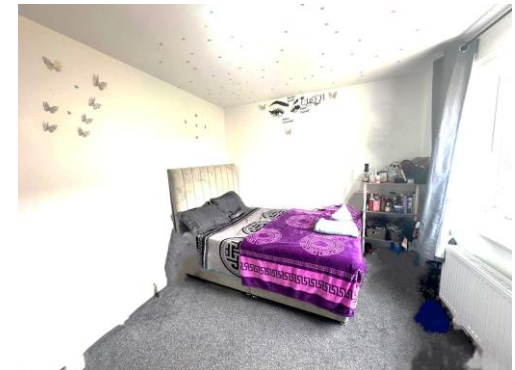
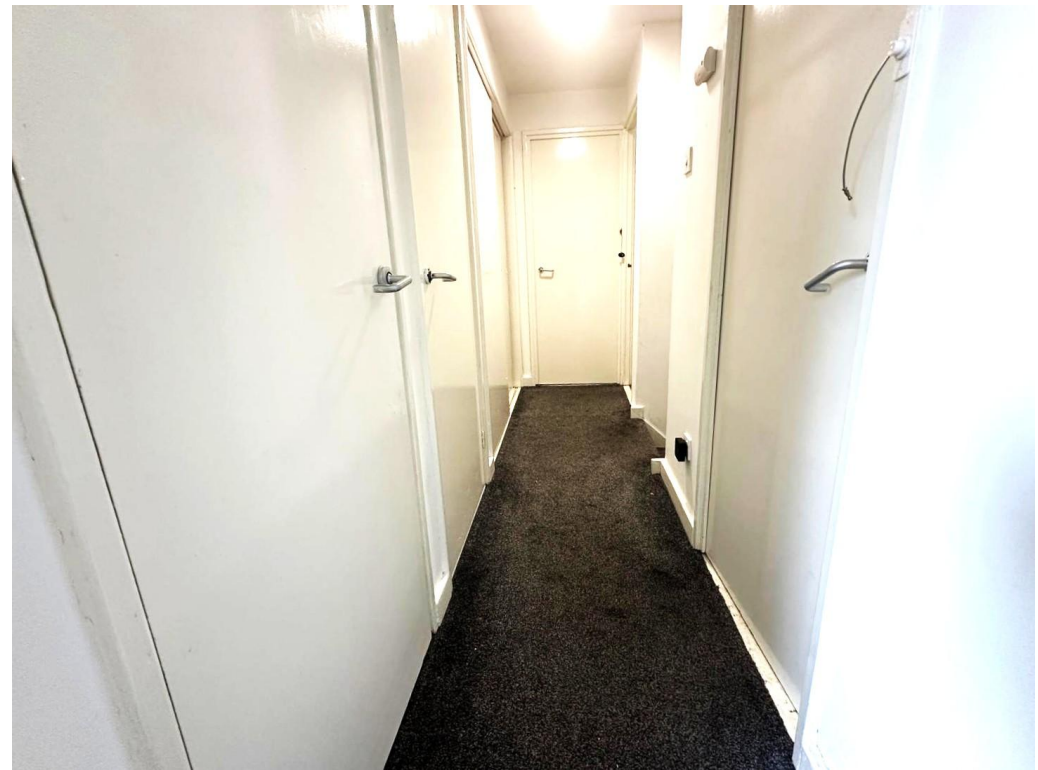
Bedroom 3

Bathroom

Front Garden

Rear Garden

Garage

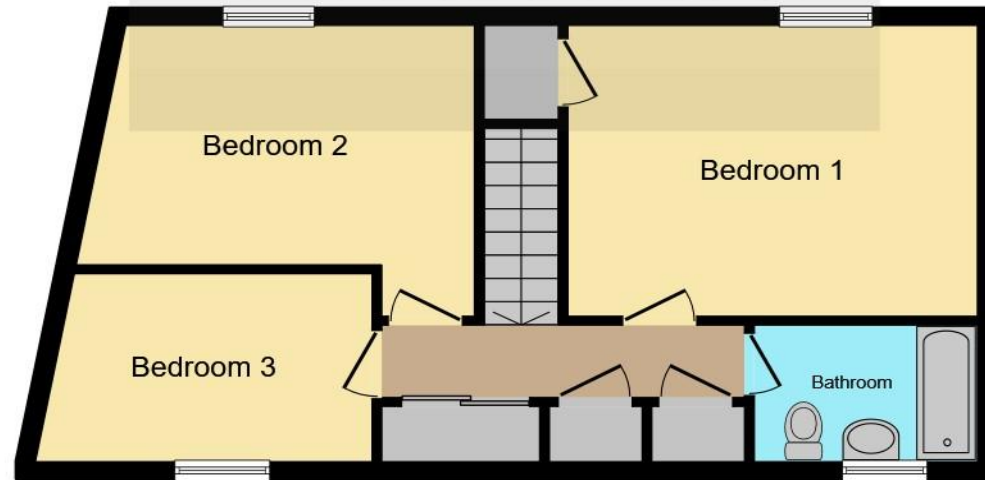






Ground Floor

Connells



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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MILTON KEYNES MK9 2AD

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MKN320804



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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